



COTTEREL

COMMUNICATION SITE PLAN



Prepared by the United States Bureau of Land Management
Upper Snake River District
Burley Field Office
Burley Idaho
September 2002
Updated February 2003

**COTTEREL
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COTTEREL COMMUNICATION SITE PLAN

I. INTRODUCTION:

Right-of-way demand for communication sites is increasing annually in the United States primarily due to advances in communication technology, public demand, and Federal Communication Commission Requirements. **Cotterel**, sometimes called Albion, is a major communication site within the administrative boundaries of the Bureau of Land Management's (BLM) **Burley** Field Office. **Cotterel** is situated on the northern end of the Cotterel Mountains at an elevation of over 7100'. The mountains protrude northward into the Snake River Plain which is more than 2000' lower in elevation. The communication site is basically surrounded on three sides by lower land; thus **Cotterel** has become an excellent site for microwave relay equipment.

This Communication Site Management Plan has been developed to document and evaluate the existing communication facilities at BLM's **COTTEREL** Communication Site. The plan also provides an outline for orderly future development of the site in accordance with the **Burley** Field Office's current land use planning document, the Twin Falls Management Framework Plan (MFP).

Current BLM supplemental program guidance (SPG) for resource management planning specifies that every planning document shall contain determinations relevant to communication sites. The Twin Falls MFP, approved in 1982, does not discuss in detail specific requirements necessary to properly manage communication sites. Therefore, in order to supplement the land use planning document, it is proper to prepare and implement a site management plan to address the specific issues and problems experienced on each communication site within the boundaries of the Twin Falls MFP area.

Approved lessees or right-of-way holders, tenants, and customers located on **Cotterel** are shown in the Users' Table, Appendix D. Additional tenants or customers may be accommodated within the confines of existing authorized communication facilities as long as such additions are in compliance with the terms and conditions of approved leases or right-of-way grants and with the supplemental direction contained in this site plan. Requests for new communication site facilities may be authorized at the discretion of the BLM Authorized Officer through the issuance of new Communications Use Leases, or in some cases, by the issuance of additional right-of-way grants.

A. Definitions

The terms used in this Plan conform as much as possible to the definitions published in the November 13, 1995 Federal Register notice entitled “Rights-of-way, Rental Schedule for Communication Uses; Final Rule and Notices” and to definition clarifications provided in BLM’s Communication Site Right-of-way Handbook (H-2860-1).

The terms “lessee” or “holder” as used in this site plan refer to the legal relationship between the United States Bureau of Land Management and the possessor of a BLM authorization. Unless otherwise noted, the terms are considered synonymous. The terms “lease” or “right-of-way” refer to an authorization issued by the BLM. These terms are also used synonymously. The terms “customer” and “tenant” refer to the relationship between the lessee and other parties accommodated in the lessee’s facility.

The term “tenant” is defined as an occupant who rents space in a facility and operates communication equipment in the facility to resell the communication service to others for a profit.

The term “customer” is defined as a person who is paying the facility owner or tenant for communication services, and is not reselling communication services to others.

A “Ranally Metro Area” represents Rand McNally’s definition of the developed areas around important cities. The areas include one or more central cities, satellite communities, and suburbs in most cases with a combined population of at least 50,000. There are 452 RMAs, 417 of which have populations of 50,000.

“Personal Communications Services” (PCS) is FCC terminology describing two-way personal, digital wireless communications systems.

An “Internet Service Provider” (ISP) provides customers with connections to the Internet, either through ground wires or using wireless technology.

“Low Power Use” is defined as a transmitter operating at less than 1000 watts Effective Radiated Power (ERP).

B. Abbreviations

- 1. BLM–Bureau of Land Management**
- 2. FM–Facility Manager**
- 3. ROW–Right-of-way**

4. **RMA–Ranally Metro Area**
5. **FLPMA–Federal Land Policy & Management Act of 1976 (P.L. 94-579)**
6. **PCS–Personal Communications Services**
7. **NEPA–the National Environmental Policy Act of 1969**
8. **SF-299–Standard Form 299 (Application Form)**
9. **ESMR–Enhanced Specialized Mobile Radio**
10. **ISP–Internet Service Provider**
11. **ERP–Effective Radiated Power**

C. Relationship of The Cotterel Site Plan to Communications Use Leases

This site plan will be incorporated into all future new leases issued for this communication site. The plan will also be included in any renewed leases or right-of-way grants. **Provisions of the site plan are enforced through the right-of-way or lease authorization.** Each lessee is expected to incorporate mandatory BLM lease and site plan requirements into any subsequent agreements with the lessee's tenants and customers. The lessee is also responsible for enforcement of said requirements involving the lessee's tenants and customers.

D. Site Location

Cotterel Mountain lies within the Basin and Range physiographic province, immediately south of the Snake River Plain. It is a volcanic range, originating 9 to 10 million years ago (Tertiary Idavada volcanics) composed of rhyolitic lava. The formation predates the basalt flows of the Snake River Plain and was formed as lava flowed into a long, narrow moat east of the Albion Mountains. It was subsequently displaced no more than a kilometer or so eastward along a low angle detachment surface. The radio tower site lies on the upper rhyolite flow, consisting mostly of dark gray to black, glassy porphyritic rhyolite that weathers dark reddish brown. The rock is commonly flow banded with well-developed columnar jointing (Williams et al., 1982).

Cotterel is located six miles southeast of Albion Idaho within Cassia County, about 3.5 miles east of Highway 77 and 4.5 miles west of Highway 81, both north/south directional highways. Elevation of the site is slightly more than 7100'. Latitude and Longitude of the site is roughly 42 degrees 22 minutes North Latitude, 113 degrees 27 minutes West Longitude. The site is legally described as follows:

T. 12 S., R. 26 E., Boise Meridian
Section 19, SE¼;

Cotterel is in Federal ownership under administration of the Bureau of Land Management, **Burley** Field Office. The access road to **Cotterel** begins at State Highway 77, runs eastward across about 540' of private land, then northeastward a half mile

across a strip of public land, then continues northeastward across about 2000' of State-owned land before entering a large block of public land providing access up to the communication site. The BLM has acquired an easement across the private land, but has not acquired a formal easement across the State-owned parcel of land. All but the last three-quarter mile segment of the communication site access road is included in BLM's Transportation Plan and is periodically maintained by the BLM.

In addition to the wireless communication activities in the area, the land is also used by the public for recreational activities including hunting, hiking, and sightseeing.

E. Population Served

The general population of the area served by **Cotterel** is rural, less than 25,000, thus the site does not qualify as a RMA. For annual rental purposes, **Cotterel** falls within Fee Schedule Zone 9. The site is primarily used for microwave links, two-way radio communications, and television translators. The site has experienced little interest from cellular and PCS carriers.

F. Communication Site Background

Boise Valley Broadcasting, Inc. received the first authorization to establish a communication site on **Cotterel** in February of 1961 under authority of the Act of March 4, 1911. Through the years the right-of-way for this facility has been assigned to a number of holders and is currently held by Fisher Broadcasting – Idaho TV. Use of the access road was not specified in the original grant. A right-of-way for the access road was granted to the Federal Aviation Administration (FAA) when the FAA established a communication site on **Cotterel** in October of 1962.

On September 8, 1971, BLM issued a 30-foot wide right-of-way (IDI-4446) to Raft River Rural Electric Coop. Inc. to provide commercial power to the communication site. About a year later, on September 18, 1972, a 20-foot wide right-of-way (IDI-5128) was approved in order to extend phone service to the site. The telephone line right-of-way is currently held by ATC Communications (formerly Albion Telephone). Both of the utility lines are buried.

Authorized users of **Cotterel** as of the date of this report, and a brief history of each authorization are shown below:

IDI-012066: Fisher Broadcasting – Idaho TV

Type of Authorization: Right-of-way grant (Act of March 4, 1911)

Authorized Use: Microwave Relay

Rental: Annually adjusted rental schedule

Site Size: 400' X 400' (3.67 acres)

Tower: None. Microwave dishes are attached to the building or on short supports

Access: Road is not included in the ROW grant.

–2/2/61: Original right-of-way grant issued

–11/19/76: Assigned to Eugene Television, Inc.

–1/5/87: Grant amended to include subleasing authority

–11/21/96: Assigned to Retlaw Enterprises, Inc.

–9/21/99: Assigned to Fisher Broadcasting Co.

–2/22/02: Assigned to Fisher Broadcasting – Idaho TV

–2/1/2011: Grant expires

IDI-013642: Federal Aviation Administration (FAA)

Type of Authorization: Communications Use Lease

Authorized Use: Aircraft Radio Transmitter/Receiver

Rental: Exempt

Site Size: 70' X 77' (0.12 acre)

Tower: Self-supporting, 30'

Access: Road is included in the use lease (3.3 miles X 50'; 20.00 acres)

–10/19/62: Original authorization issued (44LD513)

–12/28/99: FLPMA Communications Use Lease issued

–12/31/09: Lease expires

IDI-016817: Idaho State Microwave Services

Type of Authorization: Right-of-way grant (Act of March 4, 1911)

Authorized Use: Microwave Relay

Site Size: 200' X 200' (0.92 acre)

Tower: Self-supporting, 65' (four-legged)

Access: Road is not included in the grant

–11/3/65: Original grant issued

–7/28/78: Grant amended–building change

–1/19/84: Grant amended–frequency addition

–1/3/87: Grant amended–building and tower changes

–2/20/90: Grant amended–larger building installed (24' X 28')

–7/16/91: Grant amended–TV translator added (15' antenna)

–3/22/94: Grant amended–subgranting authority approved

–5/24/95: Grant amended–tower replacement (monopole to 65' SST)

–7/12/02: Permission given to add NOAA equipment

–11/3/2015: Grant expires

IDI-016828: Bonneville Power Administration (BPA)

Type of Authorization: Right-of-way Reservation

Authorized Use: Microwave/Radio Repeater

Site Size: 50' X 75' (.086 acre)

Tower: Self-supporting, 80' (four legged)

Access: Road is not included in the grant
 –11/17/65: Original grant issued (44LD513)
 –9/22/80: Converted to Right-of-way reservation (FLPMA)
 –7/16/91 Grant amended: Tower replacement (40' to 80')

IDI-29847: Raft River Electric & ATC Communications

Type of Authorization: Right-of-way grant (FLPMA)
 Authorized Use: Radio Repeater
 Site Size: 50' X 50' (.06 acre)
 Tower: Self-supporting, 40' (wood)
 Access: Road is included in the grant
 –8/13/93: Original grant issued (FLPMA)
 –5/22/95: Grant amended: Raft River Hwy District added
 –6/26/95: Grant amended: Four 45-foot wooden poles added
 –8/12/2003: Grant expires

IDI-32796: Moo-View Cow Palace

Type of Authorization: Communications Use Lease
 Authorized Use: Private Mobile Radio
 Site Size: 100' X 100' (0.23 acre)
 Tower: Self-supporting, 40'-50' (Lessee purchased abandoned FAA tower)
 Access: Road is included in the grant
 –12/13/99: Original lease issued
 –12/31/09: Lease expires

II. EXISTING SITUATION:

Cotterel is currently used for microwave relay, TV translators, and two-way radio communication. Boundaries of the communication site are not currently defined or surveyed nor have specific communication site lots been established.

Limited space is available in existing buildings to accommodate wireless carriers or other users. Cellular, PCS, or ESMR users may be accommodated in existing facilities if space is available and if authorizing documents (leases/grants) allow collocation. Any substantial site expansion activities would require preparation of site-specific NEPA analysis.

Access to **Cotterel** is provided by a gravel/dirt road approximately 4.0 miles in length which crosses private land, State of Idaho land, and public land. Commercial power and telephone utilities are available on site.

III. OBJECTIVES:

Note: Existing communication site holders/lessees will not be required to upgrade or

retrofit existing installations in order to meet current building code requirements or new standard requirements unless a safety issue or interference issue is identified.

Objectives of this site plan are as follows:

- A. To document site management policy, procedures, and standards which are not specified in BLM's standard Communications Use Lease.
- B. To manage **Cotterel** as a low-power communication site (less than 1000 watts ERP).
- C. To establish communication guidelines for operations within the communication site.
- D. To determine present and future road maintenance responsibilities as site use increases and new leases are approved.
- E. To protect the interests of authorized site users by preserving a safe and electronically "clean" environment.
- F. To encourage efficient development and joint use of space and facilities whenever possible within the boundaries of the communication site.
- G. To encourage new lessees to construct communication sites capable of collocation.
- H. To encourage the formation of a **Cotterel** Users Association to address access/road maintenance issues, review new facility proposals, review site maintenance/frequency compatibility issues, and maintain and revise the **Cotterel** Communication Site Plan, as needed.
- I. To maintain the visual integrity of the communication site by considering design standards that utilize earth tone colors and non-reflective surface materials consistent with approved Land Use Plan guidelines, if any.

IV. STANDARDS:

Development and management of the **Cotterel** Communication Site shall be subject to the following requirements which are in addition to the terms, conditions, and stipulations contained in approved Communications Use Leases or Right-of-way grants. In the event of conflict between the terms of this plan and terms of an approved Communications Use Lease or Right-of-way grant, the **LEASE/GRANT LANGUAGE GOVERNS**.

A. Designated Site Area

The BLM Authorized Officer will designate the size of each communication site leased

by the BLM. Leases will be limited in size to the minimum acreage needed to accommodate a facility.

B. Utility Development

Whenever physically possible, additional utility lines or cables shall be buried from the terminus of the nearest existing supply source to proposed or existing facilities within the communication site boundaries. The presence of bedrock or extremely rocky soils may in some cases prevent the installation of buried utility lines or make such installation extremely difficult. In these instances, the BLM Authorized Officer will determine if an above-ground line is permissible.

C. Holder/Lessee Review

Existing lessees will be given the opportunity to review and comment on new communication lease applications proposed to be located within the boundaries of the **Cotterel** Communication site. New lease applications, and technical data information, filed with the Bureau of Land Management will be copied and forwarded to each authorized lease holder and processed as described in Section IV.F. ***Lease holders proposing to accommodate additional tenants or customers in their facilities will be responsible for notifying all other lease holders on Cotterel and sharing appropriate information regarding the proposed additions or changes.*** It is strongly suggested that lessees involve any tenants and customers in the review process. Generally, the advanced notification/review period shall be a minimum of 15 days, but this time frame may be adjusted depending on circumstances.

D. Buildings And Antennae Support Structures

General Requirements

All new structures must meet the design and construction requirements of current applicable building codes. Where a conflict exists between Federal, State, or local sources, the most stringent requirements will dictate.

New proposals shall be designed as much as possible to take advantage of vegetative and topographic screening. Proposals must provide sufficient data so that the visual compatibility of the proposal, landform, vegetation changes, and lighting can be evaluated. Consideration of a vegetation gap or fire break around the proposed facility, to reduce fire hazards, shall be included in the design of new proposals or significant additions to existing facilities.

All new approved facilities shall be capable of accommodating multiple tenants/customers unless the requirement is waived by the BLM Authorized Officer.

For security and other reasons, Federal or other governmental facilities may be exempt from the requirement to provide space to commercial communication site users.

Whenever feasible, as determined by the BLM Authorized Officer, proposed new site users will be required to locate in or on existing facilities unless the requirement is waived by the BLM Authorized Officer. Reasons for consideration of a waiver include, but are not limited to the following:

- Verified instances of unfair business practices involving the current communication site lessee(s);
- Technical incompatibility problems which cannot be reasonably resolved in an existing facility.

The BLM reserves the right to issue new compatible Communications Use Leases on **Cotterel** at any time providing adequate site space is available.

No new communication site facilities will be authorized until the application process described in IV.F. has been followed which includes a determination of the site availability, physical, environmental, and technical capability of a proposal, and the future management of the communication site.

Buildings

1. Building designs should include provisions for multiple separate equipment rooms to accommodate additional tenants or customers.
2. Exterior surfaces should be manufactured or painted with flat, non-glossy (matte-finish) paint or stain to blend with the natural colors of the landscape. The color used shall simulate the “Standard Environmental Colors” designated by the Rocky Mountain Five-State Interagency Committee. Proposed paint or finish colors must be approved by the BLM Authorized Officer.
3. All new building designs shall be generally uniform in shape and roof style and approved in advance by the BLM Authorized Officer.

Antenna Support Structures

1. All antenna support structures shall be constructed and maintained in a neat and safe condition in accordance with good engineering practices and tower manufacturer specifications.
2. Future towers proposed for **Cotterel** shall be monopoles or self-supporting to optimize the use of the communication site.

3. Towers/Antenna support structures shall conform to FAA and State of Idaho Department of Aeronautics' lighting requirements. As of the date of this plan, the FAA generally requires towers higher than 200' to be lighted according to FAA Advisory Circular 70/7460-1K Change 1. The State of Idaho Department of Aeronautics generally requires lighting on towers higher than 150'. These are general requirements only. Tower lighting may be required on shorter towers if the towers are determined to be a hazard to air flight (e.g. located near an airport) .
4. All metallic structural materials shall be galvanized, plated, coated, or painted unless otherwise approved by the BLM Authorized Officer. Dissimilar metals shall not be placed in contact with each other in such a manner that could create a galvanic junction.
5. Physical deterioration of a structure, which may weaken the structure or cause electromagnetic interference, shall be corrected within a time frame specified by the BLM Authorized Officer.
6. Security fencing, anti-climbing devices (e.g. removable steps), or other appropriate measures shall be implemented to discourage unauthorized climbing of towers.

E. Fences

1. Security fencing should be considered at each communication site facility to reduce potential vandalism problems and to provide for public safety.
2. Metallic fencing shall be grounded to prevent electrical interference. Fencing material shall be neutral medium gray or color blended to blend with the surrounding environment.

F. New Site Proposals and Existing Site Amendments

When a new customer or tenant use cannot be accommodated by existing lessees within existing facilities, the following application process will be followed:

1. Application Submissions:

Forms (SF-299) are available from any BLM office and on the web at www.blm.gov/nhp/what/lands/realty/forms/299/index.html.

*Note: An application is not considered complete and cannot be processed until all information deemed necessary by the BLM Authorized Officer is provided in an acceptable form. Submission of an application **does not** guarantee approval of a*

Communications Use Lease or issuance of a Right-of-way Grant.

- a. Pre-application Activity: Applicants interested in occupying the **Cotterel** Communication Site are encouraged to discuss proposals prior to filing an application with the Bureau of Land Management, **Burley Field Office**, or with BLM's designated **Lead Realty Specialist for Communication Sites**. Guidance and information will be shared at the pre-application meeting and the application process will be explained.
- b. Need or Justification for a Project: New applicants will be required to demonstrate a valid need to occupy **Cotterel** and the reasons existing facilities will not reasonably accommodate that need.
- c. When An Application (SF-299) Is Required: The filing of a new or amended application is required for the following:
 - New facilities (buildings, antennas, etc.).
 - Significant building modifications (size, shape, additions).
 - Significant tower modifications.
 - Changes in Type of Use (e.g. PCS site to Microwave site).
 - Changes in the ownership of existing facilities (assignments).
 - Renewals of expiring authorizations.

Applications must be accompanied by the following items:

- Completed application form SF-299.
- Copy of an FCC license, construction permit, frequency assignment, station license, or NTIA/IRAC authorization. If a license has not been issued, then a copy of the applicant's application is required.
- Copy of FAA form 7460-1 or FAA approval letter.
- Complete BLM Technical Data Report listing the applicant's authorized frequencies (if applicable).
- Complete Site/Plot Plan showing:
 - Ties to existing site monuments (if available).
 - Size (acreage & dimensions) of proposed communication site.
 - Location, size, and design of proposed facilities (buildings, tower, etc.) to be located within the proposed communication site.
 - Land ownership of lands to be impacted (including ownership of land crossed by any needed access road or utility lines).
 - Legal description (Township, Range, Meridian, Section, Alocut Part to 40 acres) of the proposed communication site, access road, utility lines or other appurtenances.
 - Estimated time frame for commencement and completion of construction.

Applications should be filed with the following office or as directed:

**Bureau of Land Management
Burley Field Office
15 East 200 South
Burley, Idaho 83318**

d. User Notifications: In addition to the items listed in “c” above, Facility Owners/ Facility Managers will be required to notify all communication site users in the vicinity when the following activities are contemplated:

- Additions of frequencies
- Changes in frequencies.
- Changes in transmitter power output (TPO).
- Changes in antenna efficiency or ERP.
- Type or Class of Service changes.
- Changes in location of transmitters.
- Other conditions or situations as required by the BLM Authorized Officer.

2. Application Processing:

Note: In order to accelerate the processing of an application, an applicant may be asked to contribute to the environmental documentation or inventory process. This contribution may consist of contracting cultural inventories, contracting biological inventories (e.g. Threatened & Endangered species), or in some cases contracting the preparation of an entire environmental document.

- Application is filed with the **Burley BLM Field Office**.
- Applicant is notified of the required, non-refundable filing fee. The non-refundable filing fee must be paid prior to any formal application processing. The establishment of a filing fee is an appealable action.
- County governments, impacted right-of-way holders, and other affected or interested publics are notified of the filed application.
- Inventory work is completed and an environmental document is written to fulfill the requirements of the National Environmental Policy Act of 1969 (NEPA) and other applicable laws and regulations.
- Unless the applicant’s application is rejected, a Communications Use Lease or Right-of-way grant is prepared and forwarded to the applicant for review, acceptance of the required stipulations, signature, and payment of required rental charges.
- Upon receipt of the above items, an authorizing document is issued by the BLM.

G. Tenant Information

All lessees or right-of-way holders must maintain a list of tenants or customers accommodated within their facilities along with tenant/customer charges and a current price schedule for all provided services. These lists must be made available to the BLM Authorized Officer upon request.

H. Facility Identification

1. The BLM Serial Number shall be visibly posted within all authorized communication sites, preferably on or near the door of approved buildings, if buildings are present.
2. Upon request of the BLM Authorized Officer, the lessee/holder shall furnish an AutoCad drawing detailing the location of lessee's structures, facilities, and appurtenances including any authorized access roads or utility lines. As an option, the lessee shall add the above information to an AutoCad drawing provided by the BLM.

I. Signs

Any signs required by law, authorized agencies, or stipulated by the BLM will be provided and installed by the lessee/holder in accordance with standards and instruction provided by the BLM. Hazard warning devices will be used when and where needed. Approved color coding for onsite hazard warnings are as follows:

Object Markers:	White and black stripe
Construction signs:	Orange background
Warning signs:	Yellow background
Regulatory signs:	White background

No advertising signs or displays shall be posted on site.

J. Electrical Components, Power Transmission/Distribution Lines, Electronic Considerations

1. Electrical Components

- a. Common Grounding System: When feasible, a common grounding system should be developed and shared by all lessees/holders on the communication site. All facilities should be connected to the grounding system following appropriate ANSI/TIA/EIA standards.
- b. All electrical facilities, equipment, and their installation should conform to the current National Electrical Safety Code or local building codes and regulations, whichever are more stringent.
- c. Communication site structures should be designed for maximum lightning protection through bonding and appropriate grounding. All equipment,

cabinets, towers, and exposed metal should be connected to a common ground at each individual site. Lightning protection devices should be installed on the top of every appropriate structure.

- d. Standards and specifications for raceways, switching, grounding, wiring methods, and materials should at a minimum be equivalent to those prescribed by the National Fire Protection Association in its most current National Electrical Code.
- e. All permanent AC wiring shall be installed in approved electrical conduit.

2. Power Transmission/Distribution Lines

- a. All new or replacement external power transmission/distribution lines shall be 100% shielded with a UV-resistant covering.
- b. All external connectors shall be made watertight and installed per manufacturer's instructions.
- c. All internal lines shall be double braided or solid shielded and jacketed.
- d. Transmission/distribution lines shall not be left un-terminated. Lines must be terminated in their characteristic impedance.

3. Electronic Considerations

- a. Transmitters
 - The primary purpose of **Cotterel** is to accommodate microwave and low-power communication uses.
 - All transmitters shall have protective devices (circulators, cavities, duplexers, low pass filters, etc.) designed into or externally installed to reduce as much as possible direct interference to other users.
 - All transmitters shall be FCC type accepted or meet type acceptance criteria.
 - The direct radiation of out-of-band emissions (e.g., noise, spurious harmonics) shall be reduced to a minimum level such that the emissions cannot be identified as a source of interference.
 - All transmitters not in immediate use and not specifically designated as standby equipment shall be removed.
 - When technically feasible, transmitters should be combined to reduce overall antenna mass and height.

b. Receivers

–All receivers shall have sufficient “front end” pre-selection or installed cavities as needed to prevent receiver-produced intermodulation or adjacent channel interference.

c. Antennas

–All antennas not in immediate use shall be terminated in their characteristic impedance (Z_0) to prevent re-radiation of intercepted signals or noise.

–All broken or defective antennas shall be immediately repaired or promptly removed from the site.

d. Microwave Dishes

–Microwave dishes shall be compatible with other uses at the site.

e. Noise Levels

–New lessees, holders, customers, or tenants will not subject the current authorized users of the communication site to a noise level greater than 10db below the currently measured “noise floor” on all frequencies reasonably removed from the holder’s own frequency, thereby not causing any measurable degradation to existing receiver performance. This requirement will be accomplished by the use of bandpass type filters and any Hub type filter that may be necessary.

4. Interference

a. New lessees, holders, customers and tenants may be required to furnish an intermodulation study by an independent, qualified engineer not associated with the applicant, or other pertinent data pertaining to the effects of the proposed facilities on existing site users. It will be the lessee’s responsibility to ensure that lessee’s tenants and customers comply with these standards.

b. If allowed by the lessee’s/holder’s authorizing document, new tenants/customers may be added to site facilities without advanced BLM approval. Lessees/holders are still required to notify and coordinate with other authorized site users to resolve any potential interference problems before new uses are allowed. The preferred notification process would be for lessees/holders to send a copy of a completed BLM Technical Data Sheet to all affected parties at least

15 days prior to the installation of proposed new equipment or frequencies.

- c. All site users shall cooperate in locating and eliminating interference.
- d. If interference problems arise, the following procedure will be implemented:
 - A tenant/customer who is experiencing interference will work with and through their facility owner/manager to ascertain if the interference is coming from other users in the same facility or from an adjoining facility.
 - If the interference is determined to be from within the same facility, it is the joint responsibility of the lessee/holder and tenant/customer to resolve the problem.
 - If the interference is determined to be from another source or facility, the lessee/holder of the affected facility will contact the lessee/holder of the suspected source of the interference. Lessees/holders will work together with their customers and tenants to resolve the problem.
 - Should the lessee/holder of the interfering facility not be able to resolve the problem or is unwilling to resolve the problem, the lessee/holder who is experiencing interference will notify the BLM Authorized Officer and the FCC of the impasse. The BLM and FCC will take appropriate action within the limits of their jurisdiction. Generally, the existing lessee/holder experiencing interference will retain preference over a new user or amended use causing interference that cannot be corrected. New users or existing users making changes will be responsible for all costs associated with resolving an interference problem caused by their facilities.
- e. Signal propagation corridors will be protected. No structure will be allowed to interfere with an existing microwave path or other directional radiation pattern.

K. Roads, Access, Common Parking Areas

1. All lessees/holders are required to participate in the **Cotterel Road Maintenance Agreement**, if an agreement has been written and approved by the BLM. If no road agreement has been written, all users are expected to contribute to the joint-maintenance (including weed control) of communication site access roads as determined by the Users Association (if formed) and/or the BLM Authorized Officer.
2. Common parking areas (if present) shall be maintained in conjunction with periodic access road maintenance. Roads and parking areas will be constructed and maintained to minimize the risk of soil erosion.

L. Housekeeping Items

1. Communication sites shall be kept free of stray or excess materials, debris, etc. which may increase the “noise floor” of authorized users on site and potentially create intermodulation problems.
2. Each lessee/holder is responsible for weed control within the boundaries of the lessee’s/holder’s approved communication site.
3. Lessees/holders are responsible for painting and maintaining buildings and other appropriate structures in good condition. Paint colors shall be approved as determined by the BLM Authorized Officer. The repainting of buildings and facilities with previously approved colors do not need BLM re-approval.
4. Lessees/holders are required to comply with BLM requirements regarding the use of pesticides and herbicides. No chemicals shall be stored on site. Lessees/holders are responsible for the disposal of old building materials containing asbestos and old electronic components containing PCBs, if applicable.

M. Site Inspections

The Bureau of Land Management reserves the right to conduct site inspections of communication site facilities whenever deemed necessary. The site inspections will consist of three types:

1. Physical inspections of towers and facilities (exterior), and individual communication site lots to ensure sites are properly maintained (see Housekeeping Items section N). Lessees/holders will be contacted and asked to correct any problems within a reasonable period of time, generally 30-60 days.
2. Inspections of Communication equipment (interior) to ensure information submitted annually on Inventory Worksheets is complete and accurate for rental calculation purposes. Any discrepancies between reported information and the on-site inspection will be documented and corrected as appropriate. Lessees/holders will be notified and invited to participate in these inspections.
3. Joint site inspections of BLM and specialists from the Federal Communications Commission (FCC) will be conducted periodically to inspect equipment and frequencies. Lessees/holders will be notified and invited to participate in these inspections.

V. COMMUNICATION SITE USERS ASSOCIATION (FUTURE)

In order to facilitate the optimal use and development of the **Cotterel** Communication Site, a Users Association may be formed at the discretion of the authorized users. The primary function of the Association will be to provide advice to the BLM. The Association will have no enforcement jurisdiction over users of **Cotterel**, since the role of the Association will be entirely advisory.

Lessees/holders will be encouraged to join and be active participants of the Association. The Association will be made up of one (1) individual representing each authorized lease or right-of-way holder and one (1) tenant or customer selected by the other tenants or customers with facilities on site, or if necessary, by BLM. Associations will be encouraged to meet a minimum of once each year. Business conducted by conference calls, e-mail, or regular mail may be considered a “meeting” as long as such correspondence is properly documented. Constitutions, Bylaws, or other documents prepared by the Association must be approved by the BLM’ Authorized Officer prior to implementation.

If users do not elect to form an Association, BLM will continue to manage all aspects of the communication site, within BLM’s jurisdiction.

A. Suggested Functions of the Association

1. To draft and administer a road maintenance agreement for vehicular access to **Cotterel**.
2. To assist the BLM with evaluations of proposed communication site additions or changes including new leases, amended leases, or significant changes in facilities.
3. To assist the BLM/FCC with frequency interference problems or other conflicting problems involving users located on **Cotterel**.
4. To perform periodic site inspections of the communication site and facilities, in coordination with BLM, to determine general site condition (including weed problems) and to identify any potential site interference or management problems.

B. Association Longevity/Terms of Officers

Officers will serve two-year terms unless otherwise agreed to by the members of the Association. At a minimum, serving officers should consist of a chairperson and a secretary/treasurer.

Associations will be considered active as long as one (1) business meeting is held at least every two years. If no meeting has been documented in any 2-year period, the BLM Authorized Officer must re-certify the association before any further business can be conducted.

VI. COMMUNICATION SITE PLAN REVIEW/REVISION

The **Cotterel** Communication Site Plan will be reviewed every five years to determine if a revision of the plan is needed. Active lessees/holders will be invited to participate in any revision process

COMMUNICATION SITE APPROVAL

Approved by: Bureau of Land Management, Burley Field Office

/s/Theresa Hanley
Burley Field Manager

Date: 09/26/2002
